

CLASS A CREATIVE OFFICE/R&D IN GOLETA TECH CORRIDOR



CONTACT

FRANCOIS DEJOHN
805-898-4365
fran@hayescommercial.com
CA DRE LIC 01144570

CAITLIN HENSEL
805-898-4374
caitlin@hayescommercial.com
CA DRE LIC 01893341



MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT



TECH PARK @ CASTILIAN

110 CASTILIAN DR | GOLETA, CA, 93117

SUITE 203 | 4,000 - 7,781 SF

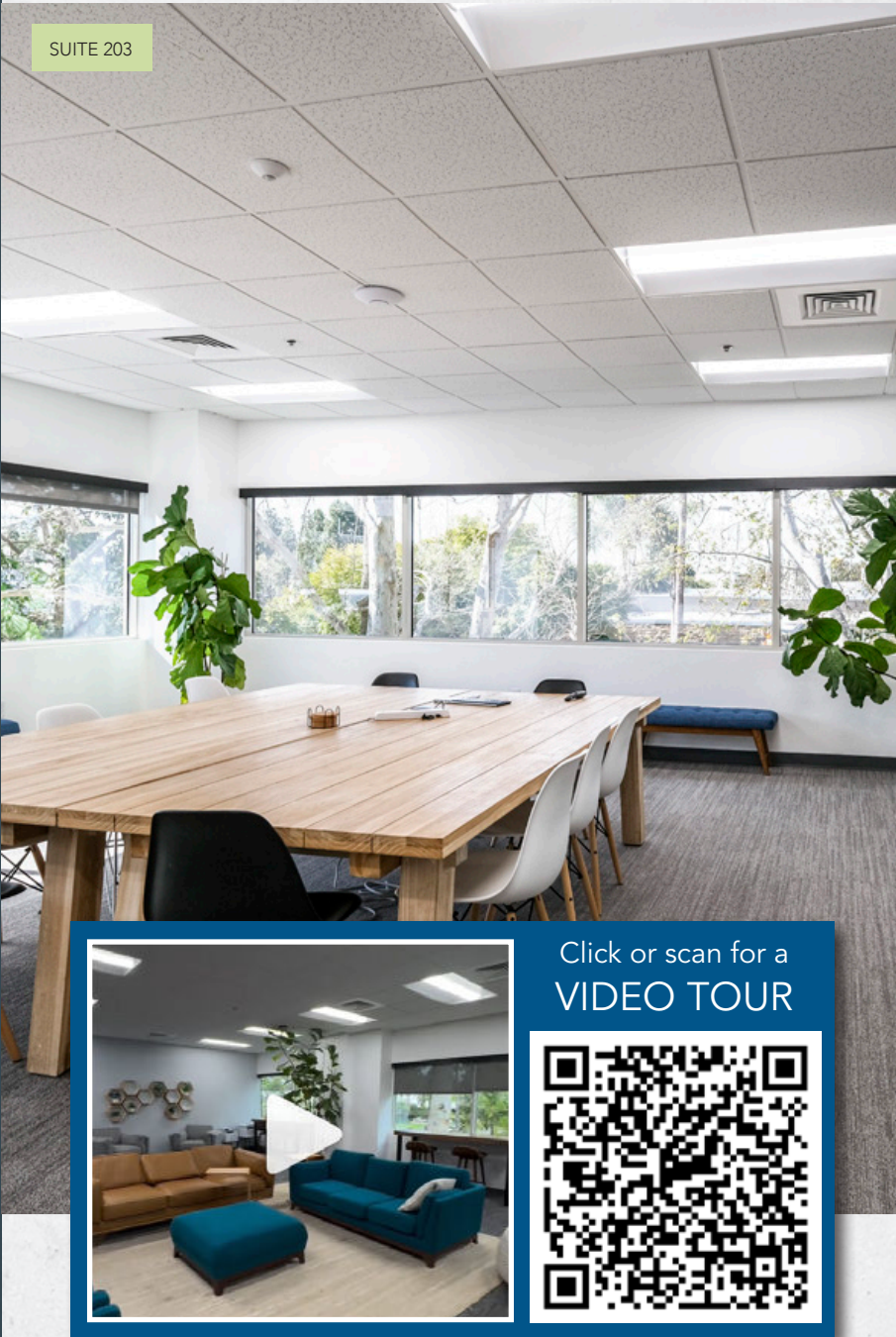
THINK. CREATE. ACHIEVE.

PROPERTY OVERVIEW

110 CASTILIAN DR

Suite	Floor	Size	Rental Rate
203	Second	4,000 - 7,781 SF	\$2.05 NNN
Available Date		Q4 2025	
Parcel Size		Approximately 4 acre site	
Zoning		BP	
Year Built		1996	
Amenities		On-site gym, outdoor seating, walking trails	
Parking		3.4/1,000	
HVAC		Yes	
Ceiling Height		9.5'	
Restrooms		Common set on each floor; 2nd floor showers	
Sprinklers		Yes	

TECH PARK @ CASTILIAN



OFFERING SUMMARY

110 Castilian is one of three buildings in Tech Park @ Castilian, recently transformed by Majestic Asset Management into one of the most elite creative office campuses in the market.

Suite 203 is a divisible, second-floor creative office suite offering great natural light and views, a mix of open office and private offices, and a kitchenette with high end finishes. The suite can be demised down to 4,000 SF and benefits from the outstanding location, visibility, parking, and on-site gym provided by this 4-acre campus.

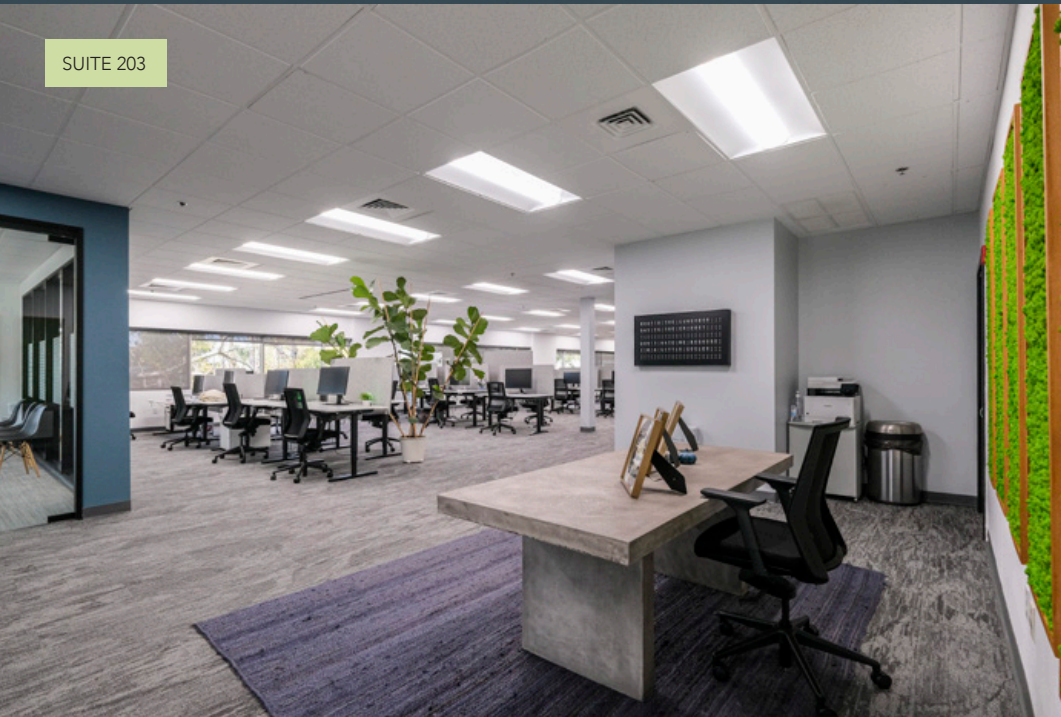
The project is situated in a core location along Goleta's tech corridor, with easy access to Hwy 101, UCSB, and Santa Barbara Airport.

TECH PARK @ CASTILIAN



COMMON GYM

SUITE 203



TECH PARK @ CASTILIAN HIGHLIGHTS

- Class A Project, consisting of 3 office/R&D buildings over 4 acres in the Goleta Tech Corridor.
- Easy access to freeway, UCSB, and Santa Barbara airport.
- Attractive for Industrial, Lab, Creative or Traditional Office, Research and Development.
- Core location in Goleta that is often considered the premier business park in Goleta.



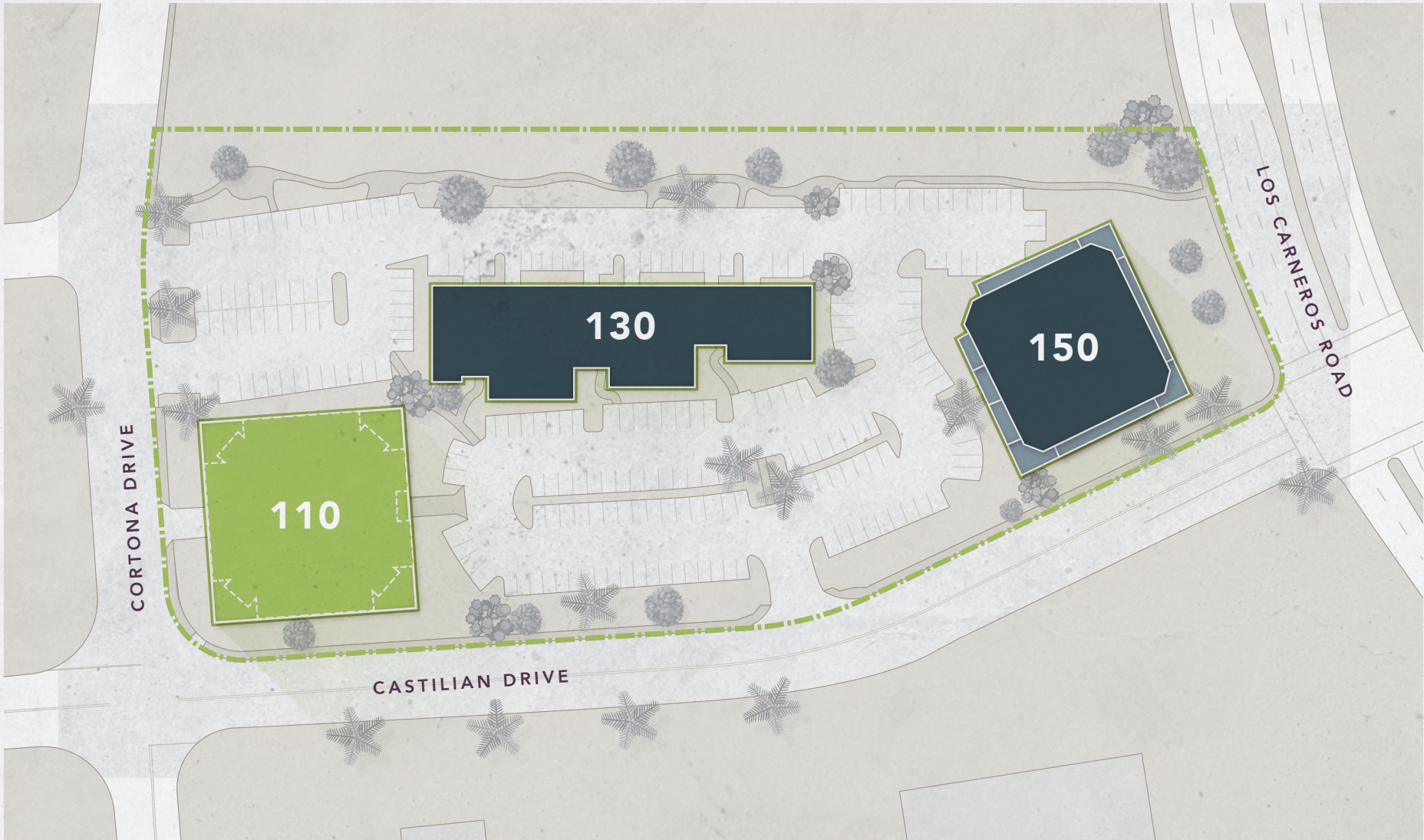
THE LOCATION

Since 2007, Majestic Asset Management, Inc (Majestic) has steadily acquired commercial properties in Goleta and Santa Barbara. Majestic's current portfolio includes 35 buildings, encompassing approximately 1.5 million square feet.

The move to suburban markets, such as Goleta, has continued to attract major companies such as Google, Amazon, Microsoft and numerous other tech and publicly traded companies.

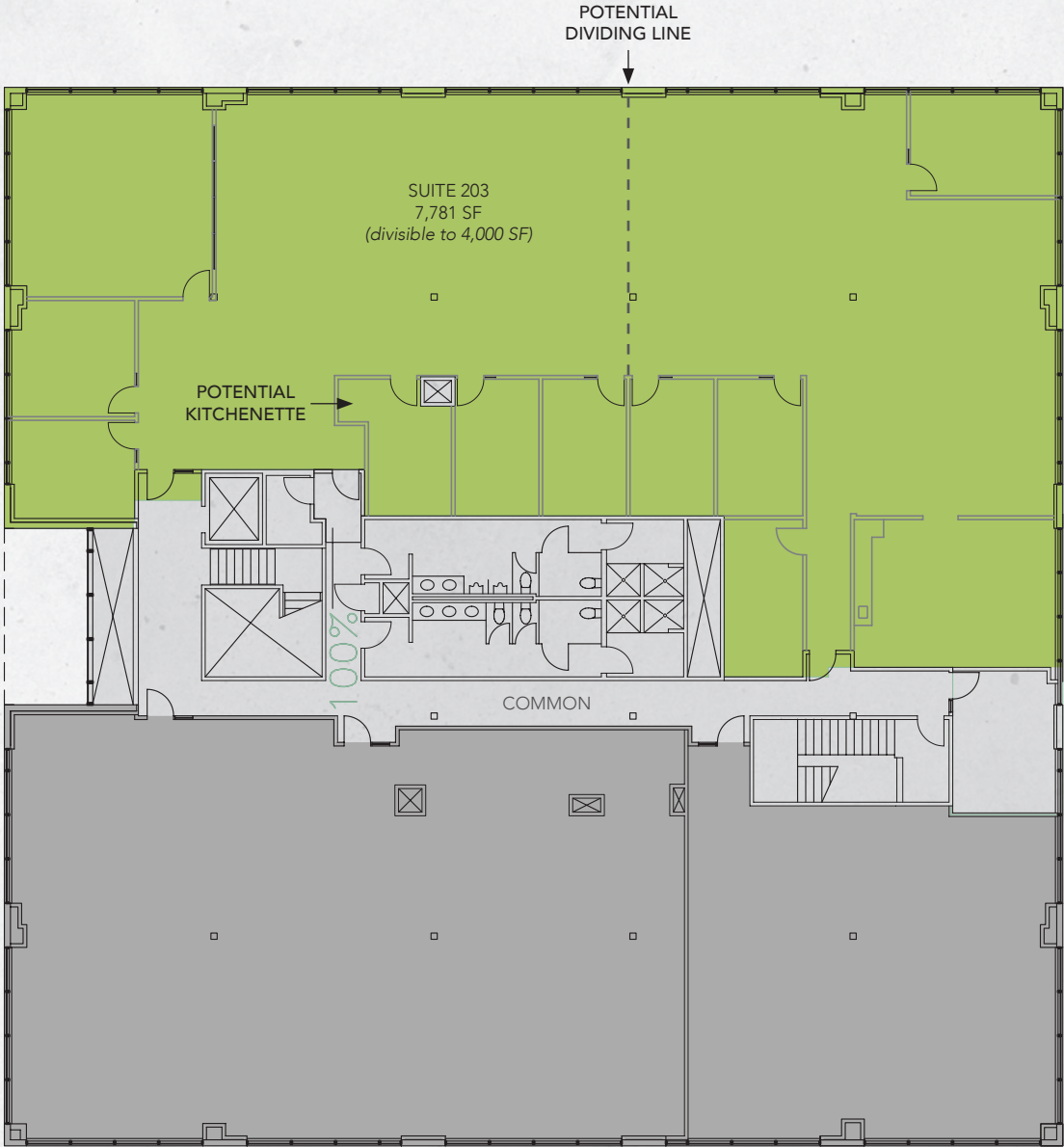
Goleta is distinctive due to its location between Silicon Valley and Los Angeles as well as proximity to a top-tier STEM research university (UCSB). It has become known as "Techtopia" with numerous tech companies relocating to Goleta over the past several years. Goleta caters to tenants requiring office, industrial, bioscience lab or research & development uses ("Flex Buildings"). Goleta offers quality housing, sought-after beach location, and an excellent lifestyle, coupled with great weather year-round. Flex Buildings have been desirable for many years and are attracting increased demand for the long term due to their various uses. Majestic currently owns 19 Flex Buildings in Goleta.





FLOOR PLAN - SECOND FLOOR

TECH PARK @ CASTILIAN



CENTRALLY LOCATED WITH ABUNDANT AMENITIES



Goleta Beach

Santa Barbara Airport

UCSB

LOS CARNEROS RD

CREMONA DR

HOLLISTER AVE

LOS CARNEROS RD

Freeway Access

US 101

TECH PARK @ CASTILIAN

AMENITIES MAP

SANTA BARBARA

Costco Wholesale, The Home Depot, Best Buy, Starbucks, Albertsons, Ross Dress for Less, BevMo!, Chilis, HomeGoods, Planet Fitness, AT&T, McDonald's, The Natural Cafe, Jane, Metropolitan, UnionBank, Staples

Rite Aid, Miner's ACE Hardware, Michaels, Sprouts, Starbucks

Trader Joe's, Walgreens, AC4, CVS, Bank of America, Rusty's Pizza Parlor, Subway

CrushCakes, South Coast Deli, United States Postal Service

Vons, Dave's Dogs, Cody's Cafe, CVS, Rusty's Pizza Parlor

Ralphs, Lassens, Subway

Macy's, Williams Sonoma, Starbucks, Lure Fish House, Pottery Barn, The Habit Burger Grill, Bristol Farms

Taco Bell, Gordland Kitchens, McDonald's, Old Town Coffee, CrossFit, The Habit Burger Grill, Three Pickles, Wendy's, Hampton by Hilton

Goleta Valley Cottage Hospital

Residence Inn by Marriott

SBA Santa Barbara Airport

TECH PARK @ CASTILIAN

Hilton Garden Inn

Target, Saigon Vietnamese Restaurant, Lilly's Tapaeria, Subway, Jack in the Box

Courtyard by Marriott

UCSB

ISLA VISTA

GOLETA BEACH





WHERE IDEAS TAKE FLIGHT.



CONTACT

FRANCOIS DEJOHN
805-898-4365
fran@hayescommercial.com
CA DRE LIC 01144570

CAITLIN HENSEL
805-898-4374
caitlin@hayescommercial.com
CA DRE LIC 01893341

THERE ARE NO
LIMITS TO WHAT WE
AS A TEAM CAN
ACCOMPLISH
TOGETHER.

- VINCE LOMBARDI

TECH PARK @ CASTILIAN

110 CASTILIAN DR | GOLETA, CA, 93117



MAJESTIC ASSET MANAGEMENT, INC.
MANAGEMENT • INVESTMENTS • DEVELOPMENT

info@majesticllc.com

The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

9/9/25